

# \$469,900 - 244 Lindsay Avenue, Red Deer

MLS® #A2208384

**\$469,900**

5 Bedroom, 2.00 Bathroom, 1,249 sqft

Residential on 0.12 Acres

Lancaster Green, Red Deer, Alberta

Located in the desirable Lancaster neighborhood, this legally suited 1,249 sq. ft. raised bungalow offers an unbeatable location across from a park and green space, within walking distance to St. Francis of Assisi School. Plus, it's just minutes from the Collicutt Centre recreational facility and nearby shopping, making it perfect for families and tenants alike. The main level features a bright and spacious layout with three bedrooms and a well-appointed kitchen with ample cabinetry, a raised breakfast bar, and a large pantry. Convenient main-floor laundry hookups add to the functionality. A charming front veranda and a large back deck provide great outdoor living spaces. The separate basement suite is bright and welcoming, offering two generously sized bedrooms, a kitchenette with a sink and fridge, and in-floor heat roughed in. Additional highlights include ample parking and immediate possession available if the buyer is willing to assume the current tenants. Upgrades include new shingles (2021), a newer furnace (2015), a hot water tank (2018), and updated vinyl tile flooring upstairs (2014). Don't miss this fantastic investment opportunity in a prime location!

Built in 2005

## Essential Information

MLS® # A2208384

Price \$469,900



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,249
Acres	0.12
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	244 Lindsay Avenue
Subdivision	Lancaster Green
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 6X5

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Ceiling Fan(s), Pantry, Separate Entrance, Vinyl Windows, Laminate Counters
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, In Floor Roughed-In
Cooling	None
Has Basement	Yes
Basement	Full, Exterior Entry, Suite

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 5th, 2025
Days on Market	16
Zoning	R-L

**Listing Details**

Listing Office	CIR Realty
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